

12/20/10 11:58:10
DK W BK 648 PG 750
DESOTO COUNTY, MS
W.E. DAVIS, CH CLERK

THIS INSTRUMENT PREPARED BY AND RETURN TO:

Eric L. Sappenfield, PLLC, MS Bar #6468
6858 Swinnea Road, 5 Rutland Place
Southaven, MS 38671
(662) 349-3436

Conrad L. Kreunen

8800 Hunters Run Drive
Olive Branch, Mississippi 38654
Work Phone #: n/a
Home Phone #: 901-262-7792
GRANTOR

TO

WARRANTY
DEED

Albert M. Austin, IV Trustee of the Virginia Cobb Austin Exempt Residuary Trust FOB Albert M. Austin IV and
Albert M. Austin, IV Trustee of the Virginia Cobb Austin Non-Exempt Trust FOB Albert M. Austin IV

P.O. Box 213
Rossville, Tennessee 38066
Work Phone #: 901-484-1775
Home Phone #: n/a
GRANTEE

INDEXING INSTRUCTIONS: NE ¼ of Section 26, Township 1 South, Range 6 West

For and in consideration of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, Conrad L. Kreunen, does hereby sell, convey, and warrant unto Albert M. Austin, IV Trustee of the Virginia Cobb Austin Exempt Residuary Trust FOB Albert M. Austin IV and Albert M. Austin, IV Trustee of the Virginia Cobb Austin Non-Exempt Trust FOB Albert M. Austin IV, the following described property situated in the County of DeSoto, State of Mississippi, together with all improvements and appurtenances thereon more particularly described as follows:

Description of a 75 foot wide strip of land consisting of 1.18 acres being situated in the northeast quarter of section 26, township-1-south, range-6-west, Olive Branch, DeSoto County, Mississippi, said 1.18 acres being part of the 75 foot wide U.S. TVA easement/right-of-way as recorded in deed book 220, page 707-709 and being more particularly described as follows:

Beginning at the southwest corner of lot 12 of Olive Branch Industrial park, section "F", as recorded in plat book 45, page 21, said southwest corner being on the north right-of-way line of Ridgeway Industrial Road (66' wide r.o.w.); Thence N-89d27'06"-W along said north right-of-way line 28.88' to a point; Thence N-00d51'17"-E 76.88'; Thence N-21d16'21"-E 29.79' to a point; Thence N-35d43'45"-E along the east line of lot 10A of Olive branch industrial Park, Section "G" as recorded in plat book 52, page 22 a distance of 594.79'; Thence N-89d46'09"-E 92.66' to a point on the east line of said TVA easement/right-of-way; Thence S-35d43'45"-W along the northwest line of lot 11 and 12 of said section "F" 724.48' to the point of beginning containing 51,384.79 square feet or 1.18 acres.

The warranty in this deed is subject to subdivision and zoning regulations in effect in DeSoto County, rights of ways and easements for public roads and public utilities and restrictive covenants and easements of record.

Possession is to be given with delivery of this Deed.

WITNESS OUR SIGNATURE, this the 15th day of December, 2010

Conrad L. Kreunen
Conrad L. Kreunen

STATE OF Mississippi
COUNTY OF DeSoto

Personally appeared before me, the undersigned authority in and for the said county and state, on this the 15th day of December, 2010, within my jurisdiction, the within named Conrad L. Kreunen, who acknowledged that he executed the above and foregoing instrument.

Sarah Bryant
Notary Public
Sarah Bryant

My Commission Expires:

June 21, 2011

FILE NUMBER: 13176

